



Cedar Drive, Loddiswell

Loddiswell

£255,000

The Property:

The entrance hall provides a welcoming first impression, with useful storage and access to a convenient ground floor cloakroom.

To the rear of the property, the spacious sitting room is filled with natural light and enjoys French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining. A sliding door leads through to the kitchen, providing a practical layout while retaining a sense of openness.

The kitchen is fitted with a range of contemporary wall and base units offering ample worktop space, together with an electric oven, extractor hood, sink positioned beneath the window, plumbing for a washing machine and space for a fridge freezer.

Upstairs, the landing benefits from a large storage cupboard and leads to two well-proportioned double bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom also enjoys a pleasant outlook and benefits from a range of built-in wardrobes. Completing the accommodation is a modern family bathroom fitted with a contemporary white suite.

To the rear, the property enjoys a surprisingly generous private garden, predominantly laid to lawn with a decked seating area providing the perfect spot for outdoor dining or relaxing whilst taking in the attractive views beyond. A substantial garden shed offers excellent additional storage.

The property also benefits from a private allocated parking space positioned adjacent to the back of the garden, allowing convenient gated access directly into the rear garden. Additional parking is available immediately in front of the property.

Occupying a peaceful position within this popular development, this attractive home combines practical living with a pleasant outlook and excellent outside space, making it an ideal choice for first-time buyers, investors or those seeking a low-maintenance home in a convenient location.

The Location:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Further Information & Services:

Tenure: Freehold with managed communal areas. There is a management charge of £373.68 per annum for upkeep of communal green areas on the estate.

Services: Mains electric and water and drainage. Air Source Heat Pump central heating.

EPC Rating: C

Council Tax: Band B

Construction Type: Standard brick/block.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known

In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is related to a director of Kingsbridge Estate Agents.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kingsbridge - Sales

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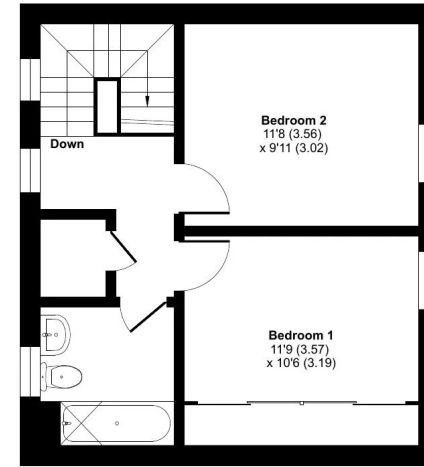
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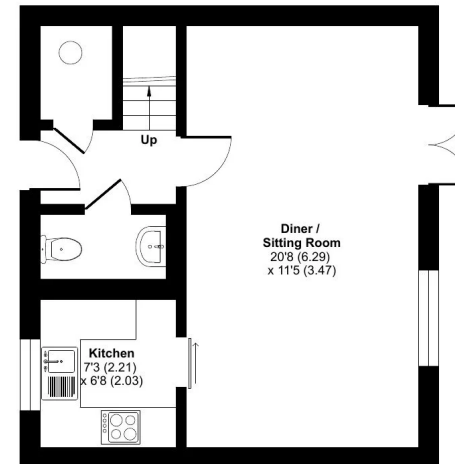
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Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1492435



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